MORTGAGE INSPECTION

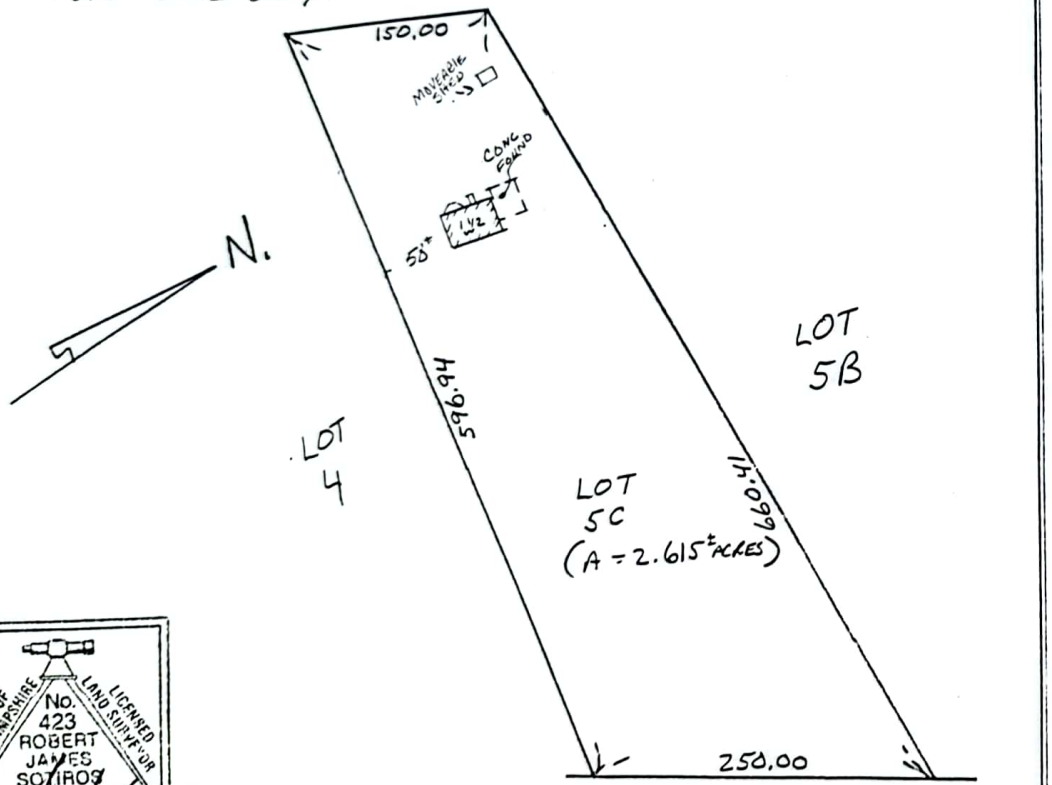
BAY STATE SURVEYING ASSOCIATES
234 CABOT ST., BEVERLY MA

LOCATION : HAMPTON FALLS, N.H.
SCALE : 1" = 100 FT. DATE : 7/27/93
REFERENCE : B.K. 2562 PG. 144
ROCKINGHAM CNTY.
To NEWBURYPORT FIVE

The location of the building(s) as shown, either complied with the local zoning set backs at the time of construction or is exempt from violation enforcement action under Mass. G.L. Title VII Chapter 40A Section 7.

NOTES:
- This is a Mortgage Inspection survey and not an instrument survey, therefore this plot plan is for mortgage inspection purposes only.
- This survey is based on survey marks of others.
- Bushes, shrubs, fences and tree lines do not necessarily indicate property lines.
- In my professional opinion the building(s) are not located in the special flood hazard zone, as defined by H.U.D.
- Whenever an offset is 1'± or less, an instrument survey is recommended to determine prop. lines.
- Offsets shown are approximate by tape survey.

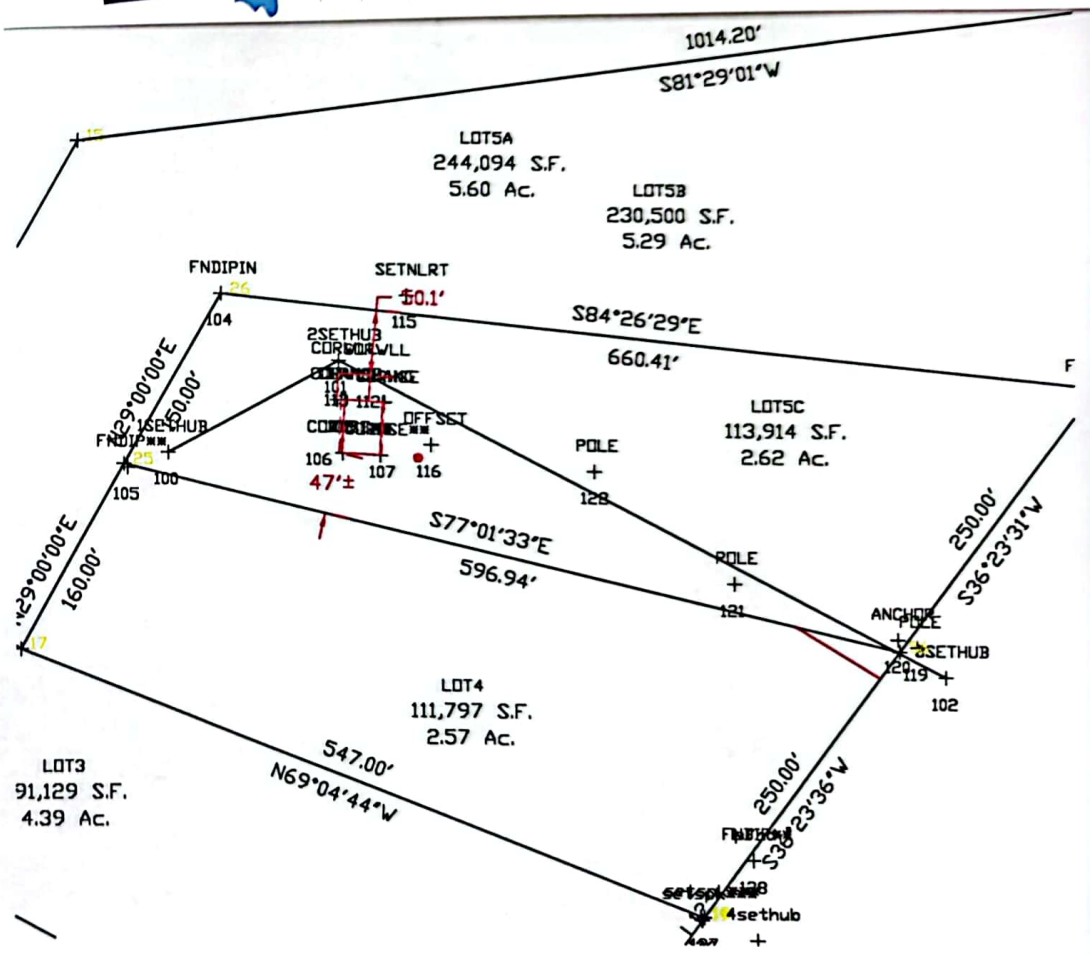
NOTE: THIS ZONING CERTIFICATION IS FOR HOUSE ONLY.



STATE OF NEW HAMPSHIRE
No. 423
ROBERT JAMES SOTIROS
LICENSED LAND SURVEYOR
SIGNATURE

3235-7888
2564-2776
2771-2111
2605-2215
2564-2777
D 13968
D 12708

animalleague.org • 877.472.83



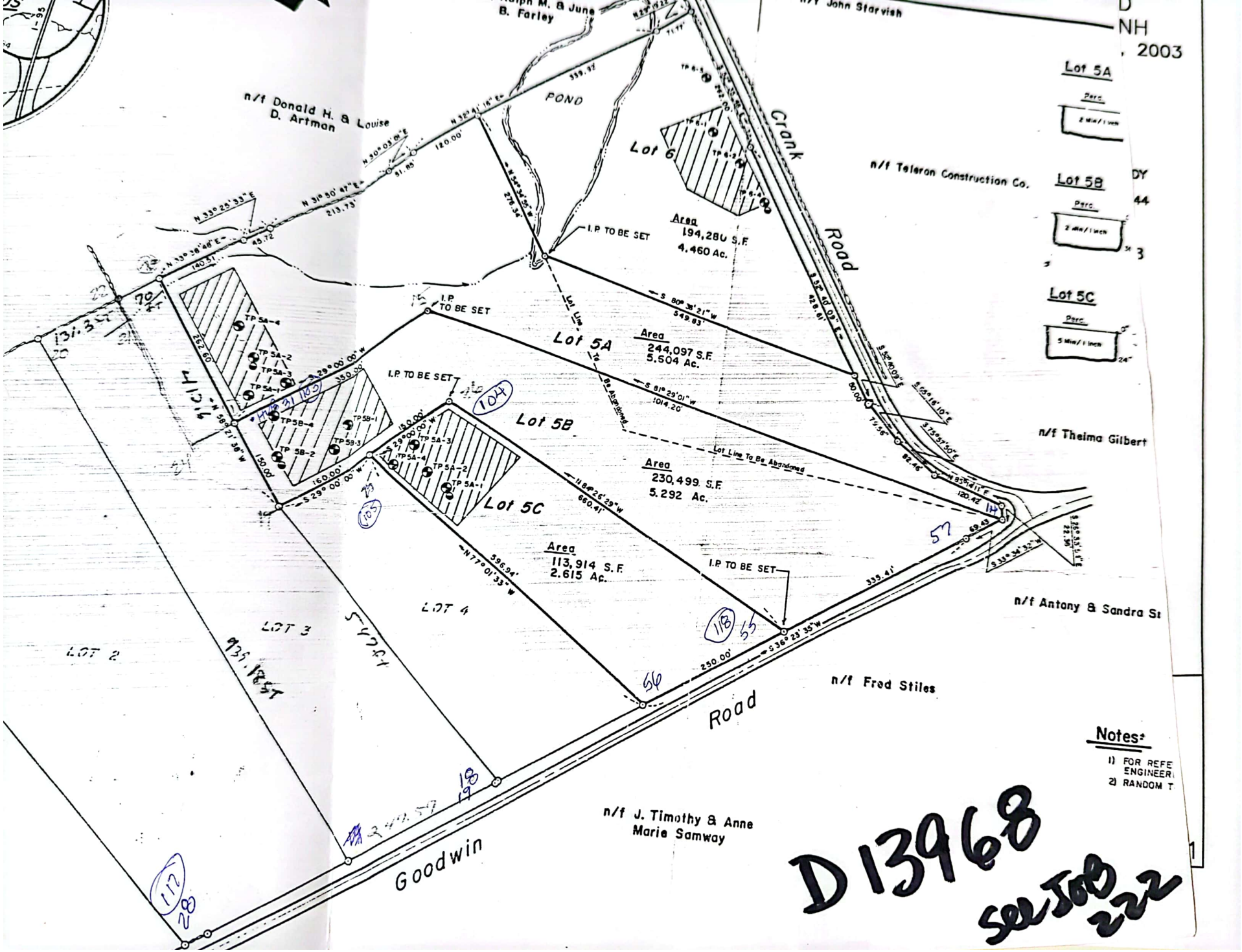
Command= 210-
Point#, Start#-End# or G#= 1-577

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------10-16-2023-----				13:52:24	----------D:\BENCH FILES\BM12		
				1	5000.0000	5000.0000	
				2	5137.7526	4776.4313	TRA
				3	5254.7230	4854.2836	TRA
				4	5292.8809	4879.4688	TRA
				5	5474.4372	4992.2421	TRA
				6	5519.3179	5018.2065	TRA
				7	5620.3130	5083.0138	TRA
				8	5460.1635	5308.2158	TRA
				9	5549.9098	5850.6719	TRA
				10	5519.5890	5890.4292	TRA
				11	5486.3049	5962.6924	TRA
				12	5466.3056	6042.6904	TRA
				13	5476.3059	6162.6944	TRA
				14	5456.3065	6172.6941	TRA
				15	5306.1113	5169.6772	TRA
				16	4999.9944	4999.9938	TRA
				17	4921.3142	5127.7049	TRA
				18	4725.9902	5638.6428	TRA
				19	4723.9778	5637.1595	TRA
				20	4521.8677	5494.1826	TRA
				21	4968.2560	4667.8675	TRA
				22	5079.4753	4737.6526	TRA
				23	5137.7482	4776.4374	TRA
				24	4949.7094	4972.1234	TRA
				25	5061.2533	5205.2744	TRA
				26	5192.4463	5277.9959	TRA
				27	4345.9387	5369.7267	TRA
				28	4318.1761	5349.2454	TRA
				29	4140.8409	5218.4204	TRA
			1SETHUB	30	5073.8962	4830.3749	
			2SETHUB	31	4995.8168	5031.9192	TRA
			FNDDH	32	5079.4753	4737.6526	SS
			FNDH&T	33	5137.7782	4776.6347	SS
			FNDIPIN	34	5137.6174	4776.6300	SS
			CORDECK	35	5119.5736	4871.5254	SS
			CORHSE	36	5107.4036	4913.3443	SS
			CORGAR	37	5109.5479	4937.0658	SS
			FNDIP	38	5058.3373	5207.9778	SS
			FNDSTK	39	4925.4458	5130.2163	SS

JOB #1 351GRADY [577]

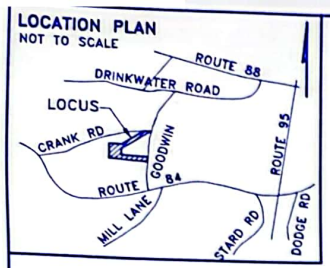
Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
10-16-2023				13:52:24		D:\BENCH FILES\BM12	
			SETNL	40	4946.9362	4976.4544	SS
			SETHUB	41	4951.1122	4980.8256	SS
			FNDIPIN	42	5000.0049	4999.9826	SS
			LINE	43	5149.3468	4903.7453	SS
			CORHSE	44	5111.8344	4899.4917	SS
			CORHSE	45	5129.1748	4874.5698	SS
				46	4131.4900	5190.3046	TRA
				47	4257.1942	4999.2493	TRA
				48	4439.4020	4737.8337	TRA
				49	4624.4658	4448.6861	TRA
			SETHUB	50	5255.3230	5127.4460	SS
			SETIP	51	4949.7073	4972.1222	SS
			FNDIPIN	52	5192.5291	5277.7785	TRA
				53	5090.2809	4853.4766	INT
				54	4798.8489	4561.5680	TRA
				55	5128.4764	5935.3004	TRA
				56	4927.2333	5786.9754	TRA
				57	5398.4506	6134.3325	TRA
			1SETHUB	100	5070.4489	5238.8004	INT
			2SETHUB	101	5142.3846	5366.3464	TRA
			3SETHUB	102	4908.2449	5821.8272	TRA
			FNDHUB	103	4995.9078	5031.9514	SS
			FNDIPIN	104	5192.4463	5277.9959	SS
			FNDIP**	105	5058.4888	5208.0573	SS
			CORHSE**	106	5071.8946	5369.4422	SS
			CORHSE**	107	5070.5855	5397.6165	SS
			OHANG	108	5112.3759	5368.7756	SS
			CORHSE	109	5112.1621	5371.3076	SS
			CORHSE	110	5110.7326	5399.5742	SS
			OHANG	111	5110.9065	5400.7491	SS
			CORWLL	112	5131.1344	5390.3133	SS
			CORWLL	113	5132.1324	5366.3927	SS
			CORWLL	114	5112.2712	5365.4462	SS
			SETNLRT	115	5192.5936	5417.4005	SS
			OFFSET	116	5079.3528	5435.7191	SS
			FNDIPIN	117	4318.1797	5349.2626	SS
			FNDIPIN	118	5126.1068	5935.5471	SS
			POLE	119	4930.3626	5800.5407	SS
			ANCHOR	120	4936.1181	5785.9650	SS
			POLE	121	4976.8081	5663.0269	SS
			POLE	122	5060.7163	5558.2394	SS
			FNDIP**	123	4768.7373	5676.0239	TRA
			4sethub	124	4709.1164	5678.5008	TRA
			pin	125	4318.1487	5349.2674	SS
			setspk**	126	4724.1858	5636.9489	SS
			setspk**	127	4726.1781	5638.7367	SS
			ipfnd	128	4768.8457	5676.1997	SS
				129	5181.0427	5395.1705	INT
				130	5152.6434	5370.6410	TRA
				131	5029.6810	5342.3113	INT
				132	5020.9858	5203.4090	TRA
				133	5072.0121	5366.9049	TRA
				134	5026.4341	5356.4040	INT

Point#, Start#-End# or G#= 4-


n/f Donald H. & Louise D. Artman
n/f Ralph M. & June B. Farley
n/f John Starvish
n/f Teleron Construction Co.
n/f Thelma Gilbert
n/f Antony & Sandra St
n/f Fred Stiles
n/f J. Timothy & Anne Marie Samway
POND
Crank Road
Goodwin Road
Lot 5A
Area
244,097 S.F.
5.504 Ac.
Lot 5B
Area
230,499 S.F.
5.292 Ac.
Lot 5C
Area
113,914 S.F.
2.615 Ac.
Lot 6
Area
194,280 S.F.
4.460 Ac.
I.P. TO BE SET
LOT 2
LOT 3
LOT 4
Lot 5A
Perc
2 Min/1 inch
Lot 5B
Perc
2 Min/1 inch
Lot 5C
Perc
5 Min/1 inch
Notes:
1) FOR REFE
ENGINEERI
2) RANDOM T
D13968
see 508 222

LOT LINE ADJUSTMENT PLAN
FOR
JAMES G. MACVANE
AND
ARMIDA M. MAGNARELLI
IN
HAMPTON FALLS, NH
SCALE:1"=100' OCTOBER 1995

PREPARED BY
STOCKTON SERVICES
HAMPTON, NH



100 50 0 50 100 200 300 400
IN FEET
1"=100'

PARCEL A
16,890 SF±
NOT A BUILDING LOT TO BE COMBINED WITH ADJACENT LAND OF MAGNARELLI

N/F RALPH M. & JUNE B. FARLEY
TAX MAP 1 LOT 84

N/F MARYLYN GRONDIN
TAX MAP 1 LOT 86

N/F PAUL M. & SANDRA MONTRONE
TAX MAP 1 LOT 85

N30°03'01"E
N32°41'16"E
120.00'
51.85'
N31°50'47"E
213.73'
N33°25'33"E
45.72'
N33°38'48"E
140.51'
N33°38'48"E
70.00'
N32°06'23"E
131.30'
FND DRILL HOLE
EXISTING LOT LINE TO BE ELIMINATED
S54°34'55"E
276.34'

LOT 5A
EXISTING LOT AREA: 5.604 ACRES
244,097 SF (PER PLAN NOTE 3)
PROPOSED LOT AREA:
5.99 ACRES± (260987 SF±)

N/F CHAS. P. & KAYLENE R. GRAHAM
TAX MAP 1 LOT 83-6

CRANK ROAD

N58°21'38"W
262.60'
N61°02'17"W
262.98'
LAND OF MAGNARELLI
350.00'
S29°00'00"W
PROPOSED LOT LINE
57.50'
SET IRON PIPE
S29°00'00"W
FND IRON PIN
150.00'
S58°21'38"E
3.38'

N/F GAIL I. LEPERE
TAX MAP 1 LOT 83-2

N/F ARMIDA M. MAGNARELLI
TAX MAP 1 LOT 83-5B

N80°36'21"E
549.83'

PER REF' PLANS

LAND OF MACVANE

LOT 3
EXISTING LOT AREA: 4.388 ACRES (PER PLAN NOTE 2)
191,131 SF
PROPOSED LOT AREA:
4.00 ACRES± (174,241 SF±)

N61°37'17"W
939.18'
S69°04'44"E
547.00'
S81°29'01"W
1014.20'

N/F SANDRA K. KENNON
TAX MAP 1 LOT 83-4

N/F JOSEPH P. & KAREN A. GRADY
TAX MAP 1 LOT 83-5C

EXISTING HOUSE NOT SHOWN

S52°40'09"E
50.00'
S65°16'10"E
79.56'
S75°57'50"E
82.46'
N85°14'11"E
120.42'
22.56'
S26°33'54"E

N/F CYNTHIA A. KENNA TRUSTEE
TAX MAP 1 LOT 67-3

N/F JANE SHANAHAN
TAX MAP 1 LOT 75-7

N/F ANTHONY & SANDRA SMOKER
TAX MAP 1 LOT 76

S36°23'35"W
2.50'
247.57'
S35°16'35"W

N/F FRED M. STILES
TAX MAP 1 LOT 77

GOODWIN ROAD

CRYSTAL DRIVE

N/F JOYCE PAQUETTE
TAX MAP 1 LOT 80

N/F PAMELA BENOIT
TAX MAP 2A LOT 4-41

STATE OF NEW HAMPSHIRE
No. 752
ANNE W. BIALOBRZESKI
LICENSED LAND SURVEYOR
10/23/95

NOTES

1. OWNERS OF RECORD:
   JAMES G. MACVANE
   11 GOODWIN RD, HAMPTON FALLS, NH
   RCRD 2771-2111, TAX MAP 1 LOT 83-3
   ARMIDA M. MAGNARELLI
   1 GOODWIN RD, HAMPTON FALLS, NH
   RCRD 2564-2776, TAX MAP 1 LOT 83-5A
2. REFERENCE PLAN FOR LOT 3
   RCRD PLAN # D12708
3. REFERENCE PLAN FOR LOT 5A
   RCRD PLAN # D13968
4. NO STRUCTURES ARE LOCATED WITHIN 50' OF PROPOSED LOT LINE.
5. PROPOSAL IS BASED ON EXISTING BOUNDARY SURVEY BY OTHERS. ALL EXISTING BOUNDARY INFORMATION IS REPRODUCED FROM REFERENCE PLANS (NOTES 2 & 3).
6. ZONING CLASS:
   AGRICULTURAL-RESIDENTIAL

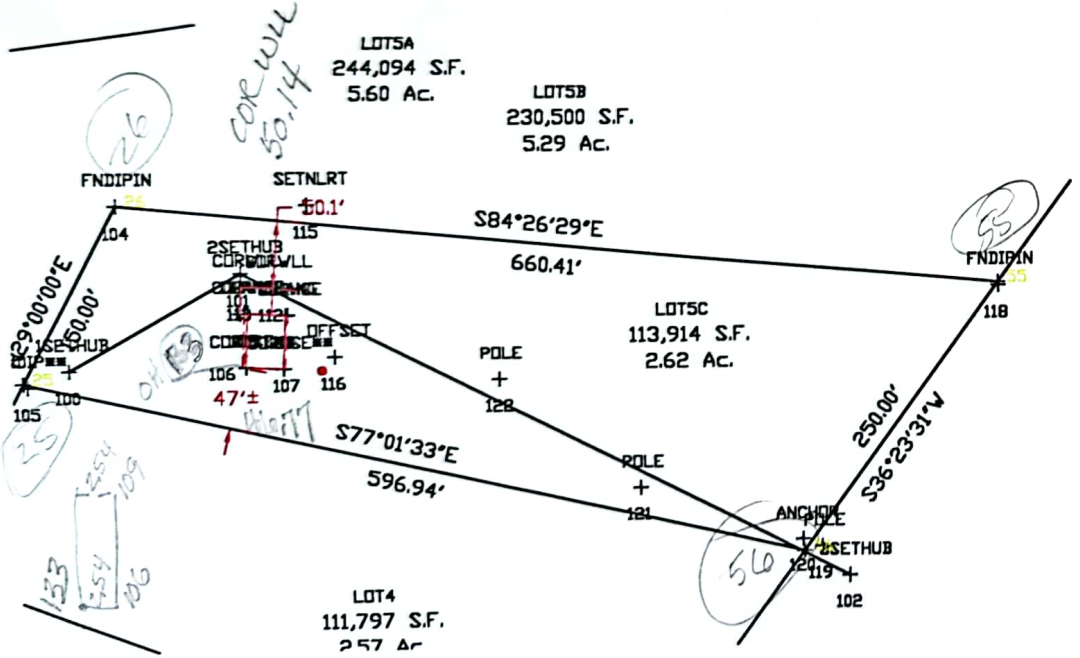
APPROVED - HAMPTON FALLS PLANNING BOARD

DATE _____

C24315 222

a

7/26/02



Command= 210-
Point#, Start#-End# or G#= 1-577

Scaled 1.0002281

1	5000.0000	5000.0000	
2	5137.7526	4776.4313	TRA
3	5254.7230	4854.2836	TRA
4	5292.8809	4879.4688	TRA
5	5474.4372	4992.2421	TRA
6	5519.3179	5018.2065	TRA
7	5620.3130	5083.0138	TRA
8	5460.1635	5308.2158	TRA
9	5549.9098	5850.6719	TRA
10	5519.5890	5890.4292	TRA
11	5486.3049	5962.6924	TRA
12	5466.3056	6042.6904	TRA
13	5476.3059	6162.6944	TRA
14	5456.3065	6172.6941	TRA
15	5306.1113	5169.6772	TRA
16	4999.9944	4999.9938	TRA
17	4921.3142	5127.7049	TRA
18	4725.9902	5638.6428	TRA
19	4723.9778	5637.1595	TRA
20	4521.8677	5494.1826	TRA
21	4968.2560	4667.8675	TRA
22	5079.4753	4737.6526	TRA
23	5137.7482	4776.4374	TRA
24	4949.7094	4972.1234	TRA
25	5061.2533	5205.2744	TRA
26	5192.4463	5277.9959	TRA
27	4345.9387	5369.7267	TRA
28	4318.1761	5349.2454	TRA
29	4140.8409	5218.4204	TRA
30	5073.8962	4830.3749	
31	4995.8168	5031.9192	TRA
32	5079.4753	4737.6526	SS
33	5137.7782	4776.6347	SS
34	5137.6174	4776.6300	SS
35	5119.5736	4871.5254	SS
36	5107.4036	4913.3443	SS
37	5109.5479	4937.0658	SS
38	5058.3373	5207.9778	SS
39	4925.4458	5130.2163	SS
40	4946.9362	4976.4544	SS
41	4951.1122	4980.8256	SS
42	5000.0049	4999.9826	SS
43	5149.3468	4903.7453	SS
44	5111.8344	4899.4917	SS
45	5129.1748	4874.5698	SS
46	4131.4900	5190.3046	TRA
47	4257.1942	4999.2493	TRA
48	4439.4020	4737.8337	TRA
49	4624.4658	4448.6861	TRA
50	5255.3230	5127.4460	SS
51	4949.7073	4972.1222	SS
52	5192.5291	5277.7785	TRA
53	5090.2809	4853.4766	INT
54	4798.8489	4561.5680	TRA
55	5128.4764	5935.3004	TRA
56	4927.2333	5786.9754	TRA
57	5398.4506	6134.3325	TRA
100	5070.4489	5238.8004	INT

1SETHUB
2SETHUB
FNDDH
FNDH&T
FNDIPIN
CORDECK
CORHSE
CORGAR
FNDIP
FNDSTK
SETNL
SETHUB
FNDIPIN
LINE
CORHSE
CORHSE

SETHUB
SETIP
FNDIPIN

1SETHUB

C 20285

Turmer Eaton recorded ?

Tim Berry ✓3701-2562 (1)
D 3050

Grady

Kuenzler ✓3770-1137 (2)

New Bury St B036 01179 01731 Beach 03075 D1162 D21984 D22674

✓2564-2777 (1)

2721-1838 ~~2567-0974~~ (1)

✓3235-788 (1)

Szymczycha
VacVane

Joseph P GRADY TOR (computers)

→ E & H Elec 2646-2366 10/29/86
20' ESM'T POLES # 1271 & 1272
of POLE # 811

→ N Eng Tel & Tel Co
2657-2818 12/24/86
a) ESM'T 15' W Parallel to
EDGE OF ROW GODWIN RD
b) 20' ESM'T FOR POLES

→ E & H Elec 2704-1288 9/17/87
20' ESM'T FROM # 1272 to
NEW POLE # 1283

2721-1838 to JOINT TENANCY

a bunch of Mortgages
& discharges

~~C20285~~

NO ESM'T FOUND
FOR DRIVEWAY

ROCKINGHAM COUNTY
REGISTRY OF DEEDS
Dec 30 9 52 AM '87
6022:1

KNOW ALL MEN BY THESE PRESENTS, That Joseph P. Grady, of 5 Goodwin Road, Hampton Falls, Rockingham County, New Hampshire, being married

for consideration paid, grant to Joseph P. Grady and Karen A. Grady, as joint tenants with rights of suviorship, of 5 Goodwin Road, Hampton Falls, Rockingham County, New Hampshire

with ~~warranty covenants~~ the land in Hampton Falls, Rockingham County, New Hampshire, described as follows

A certain tract or parcel of land with the building thereon situate in Hampton Falls, County of Rockingham and State of New Hampshire and bounded and described as follows:

Beginning at a point at the Northeasterly corner of the lot herein conveyed and proceeding S 36° 23' 35" W along Goodwin Road, so-called, for a distance of 250.00 feet to a point; thence turning and proceeding N 77° 01' 33" W along Lot #4 as shown on plan of land hereinafter described for a distance of 596.94 feet to a point; thence turning and proceeding N 29° 00' 00" E along Lot #5B as shown on said plan, for a distance of 150.00 feet to a set iron pin; thence turning and proceeding S 84° 26' 29" E still along said Lot #5B for a distance of 660.41 feet to a set iron pin and the point of beginning. Containing 113,914 square feet or 2.615 acres, more or less.

Meaning and intending to convey Lot #5C as shown on Plan of Land entitled "Resubdivision of Land for Crank Creek Trust in Hampton Falls, N.H." Seacoast Engineering Associates, Inc., Stratham, N.H., Scale 1" = 100', Dated May 20, 1985 and recorded in Rockingham County Registry of Deeds as Plan #D-13968.

Subject to two easements granted to the Exeter and New Hampshire Electric Company and Telegraph Company by instrument dated September 17, 1987 and recorded with the Rockingham County Registry of Deeds at Book 2704, Page 1288, and by an instrument dated October 29, 1986 and recorded with said Registry, Book 2646, Page 2366.

Subject to an easement to Exeter and Hampton Electric Company and New England Telephone and Telegraph Company by instrument dated December 24, 1986 and recorded with the Rockingham County Registry of Deeds at Book 2657, Page 2818.

Being the same premises conveyed to the grantor by deed of Robert Cloutier, dated October 11, 1985 and recorded with the Rockingham County Registry of Deeds at Book 2567, Page 0974.

15125 STATE OF NEW HAMPSHIRE TAX ON TRANSFER OF REAL PROPERTY STATE TAX COMMISSION P.D. 10559 DEC 30'87 = 28.00

I, Karen A. Grady , ~~husband~~ *wife of said grantor, release to said grantee all rights of homestead and other interests therein.*

Signed this thirtieth *day of* December , *19* 87

Joseph P. Grady L.S.
Joseph P. Grady

Karen A. Grady L.S.
Karen A. Grady

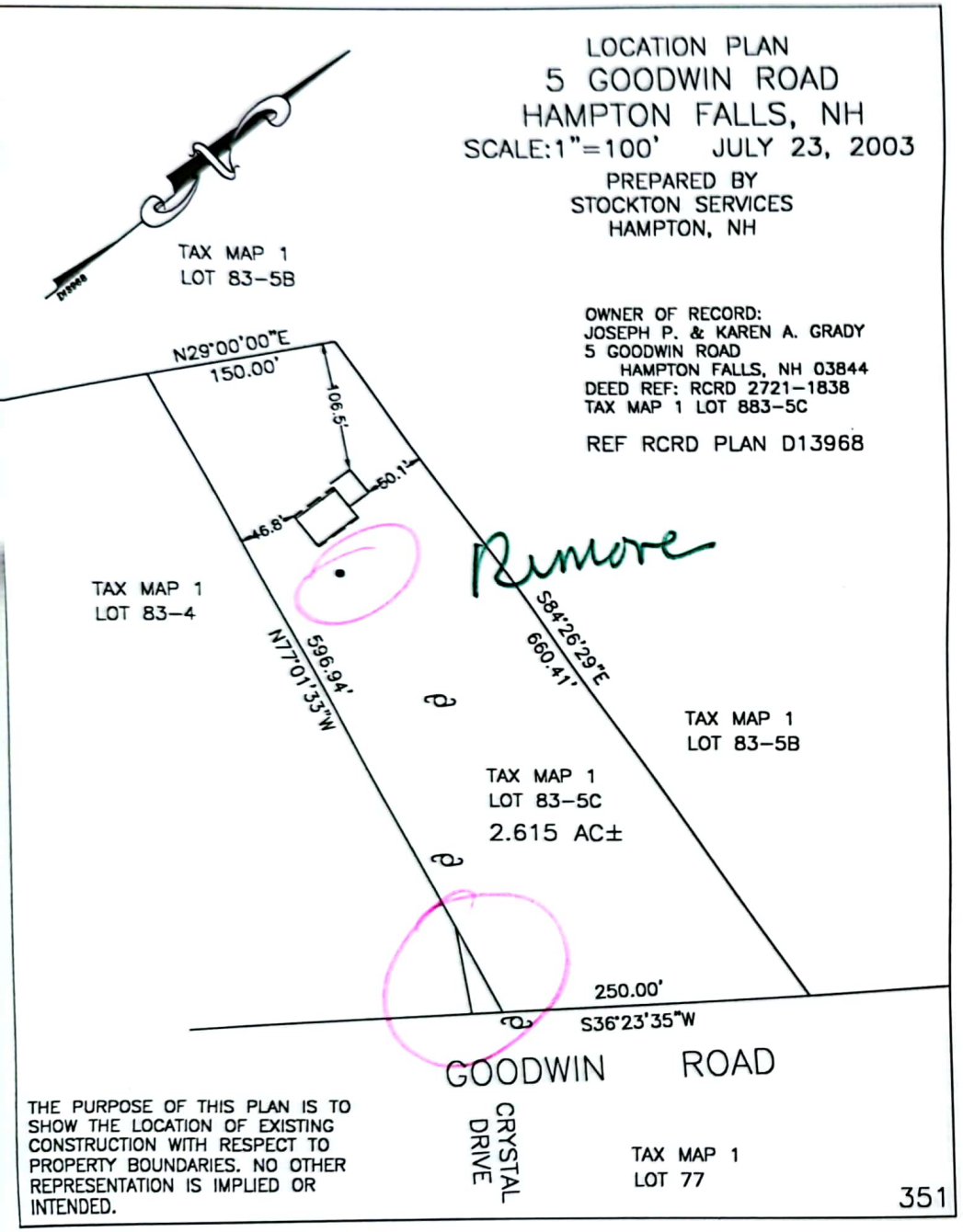
L.S.

State of New Hampshire

Rockingham *ss.:* December 30, *A. D.* 1987

Personally appeared Joseph P. Grady and Karen A. Grady *known to me, or satisfactorily proven, to be the persons whose names subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.*

Before me, *Justice of the Peace – Notary Public*



Book 2754 Page 1858
Book 2754 Page 1846
Book 2366 Page 0357
Book 2818 Page 0818
Comment

2576

3 easements to the pole people

DRIVEWAY EASEMENT

NOW KNOW ALL MEN BY THESE PRESENTS that I, Sandra K. Kennon of Hampton Falls, Rockingham County, New Hampshire, for consideration paid, grants to Joseph P. Grady of 12 Upland Street, Newburyport, Massachusetts, his tenants, servants, visitors, licensees, heirs, successors and assigns, in common with all others having the like right, at all times hereafter, with or without vehicles of any description, for all purposes connected with the use and enjoyment of the land of the grantee, said land being shown as Lot 5C on a plan recorded with Rockingham County Registry of Deeds as Plan #D-13968, to pass and repass over the following described parcel of land for the purpose of going from Goodwin Road to the property of the grantee or vice versa.

A certain triangular parcel of land located at the easterly corner of Lot 4 as shown on a plan recorded with Rockingham County Registry of Deeds as Plan #D-12708, being more particularly described as follows:

Beginning at the westerly sideline of Goodwin Road at the easterly corner of Lot 4 and the southeasterly corner of Lot 5; thence running

SOUTH 36° 23' 35" West along said Goodwin Road 25.00 feet to a point; thence turning and running

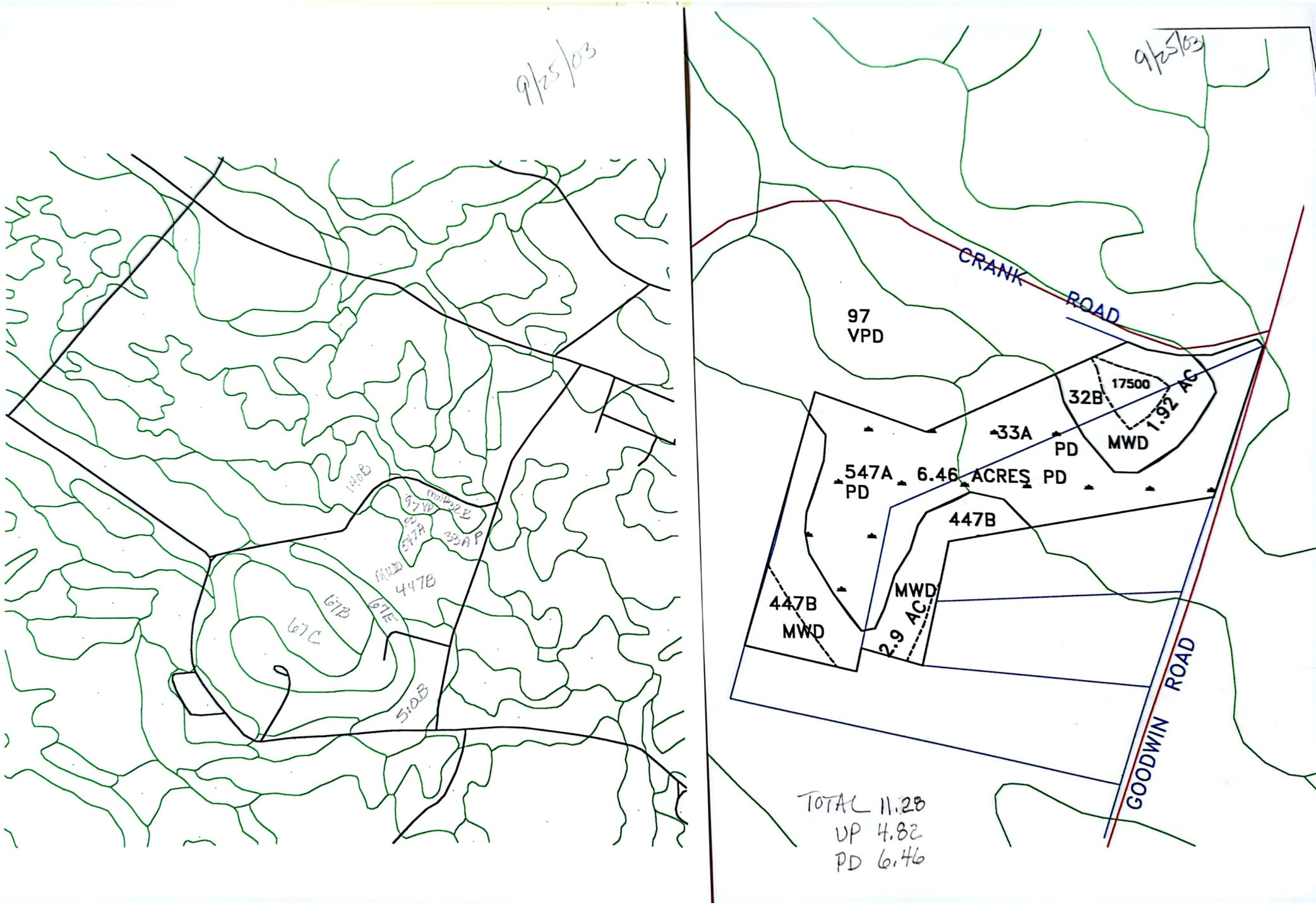
NORTH 58° 53' 46" West a distance of 73.72 feet to a point at Lot 5C; thence turning and running

SOUTH 77° 01' 35" East along said Lot 5C a distance of 80.00 feet to the point of beginning.

Being a portion of the premises conveyed to Sandra K. Kennon by deed of Emma C. Kregos dated October 1, 1986 and recorded with Rockingham County Registry of Deeds in Book 2634, Page 1048.

why is there an easement for the pole to the Electric Co?

LAW OFFICES
L. & DESHAIES
FRONT MARKET
STREET
NEWBURY,
MASSACHUSETTS
01913-0206
(978) 463-3550


9/25/03
9/25/03
CRANK ROAD
97
VPD
32B
17500
1.92 AC
33A
PD
MWD
547A
PD
6.46 ACRES PD
447B
447B
MWD
MWD
2.9 AC
GOODWIN ROAD
TOTAL 11.28
UP 4.82
PD 6.46
140B
97VPD
32B
547A
33A P
MWD
447B
67B
67E
67C
510B

STOCKTON SERVICES
P.O. Box 1306
HAMPTON, NEW HAMPSHIRE 03842
474-1954
~~(603) 926-7795~~

FOLLOW-UP DATE
_____ 19____

To The Gradys –

Date 8/29/02

Subject

Karen (& Joe) –
I hope a bill for work to date is OK with you – I am just now trying to clean up all my loose ends from the summer.
I absolutely can wait to finish this up as I am quite busy (as I am sure you are, too). Just let me know when you are ready to proceed.
Thanks

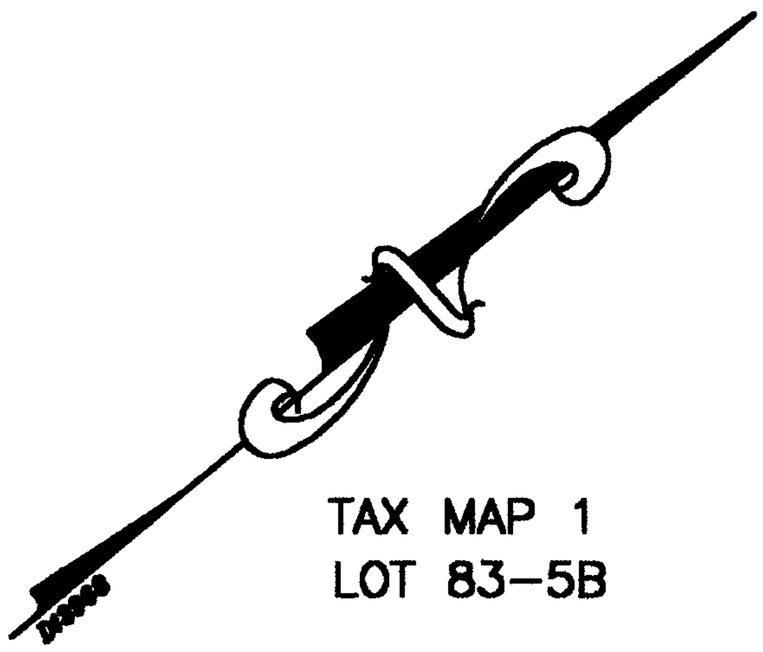
☐ Please reply ☐ No reply necessary

SIGNED Tocky

LOCATION PLAN
5 GOODWIN ROAD
HAMPTON FALLS, NH

SCALE:1"=100' JULY 23, 2003

PREPARED BY
STOCKTON SERVICES
HAMPTON, NH



TAX MAP 1
LOT 83-5B

OWNER OF RECORD:
JOSEPH P. & KAREN A. GRADY
5 GOODWIN ROAD
HAMPTON FALLS, NH 03844
DEED REF: RCRD 2721-1838
TAX MAP 1 LOT 883-5C

REF RCRD PLAN D13968

N29°00'00"E
150.00'

106.5'

50.1'

46.8'

TAX MAP 1
LOT 83-4

N77°01'33"W
596.94'

S84°26'29"E
660.41'

TAX MAP 1
LOT 83-5B

TAX MAP 1
LOT 83-5C
2.615 AC±

250.00'
S36°23'35"W

GOODWIN ROAD

CRYSTAL DRIVE

TAX MAP 1
LOT 77

STATE OF NEW HAMPSHIRE
No. 752
ANNE W. BIALOBRZESKI
LICENSED LAND SURVEYOR
SIGNATURE
7/23/03

THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF EXISTING CONSTRUCTION WITH RESPECT TO PROPERTY BOUNDARIES. NO OTHER REPRESENTATION IS IMPLIED OR INTENDED.